

TO: 129 Parker St. Ad Hoc Committee  
FROM: Angus Jennings, AICP  
DATE: November 22, 2013 (updated 11/27/13)  
RE: Meeting packet ("Foundation documents") for Monday night's Committee meeting

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This memo is intended to summarize the enclosed materials, and set out in brief the potential strategic options available to move forward. You will find attached:

- A "short, concise, comprehensive executive summary/synopsis" ("synopsis") of public comments on the record from the past year or so. In addition to this document, you should review the notes from breakout tables at the first public workshop, beginning on page 10 of the PDF document online at <http://www.townofmaynard-ma.gov/documents/129parker-report-20131011.pdf>
- A list of meetings on which this compilation is based, including hyperlinks to the meeting minutes on which the synopsis is based. *(Note: Town Meeting notes are based on a viewing of the Town Meeting tape; and notes from the August 1 "stakeholders' meeting" and the August 29 and September 26 workshops are based on my notes from those meetings.)*
- The latest sub-regional and local office market data provided by CB Richard Ellis New England, the largest full service commercial real estate company in New England and a primary source of such market data. In summary, the 495/2-West submarket (which includes Maynard) has among the highest vacancy rates (20%) in metro Boston, and has the lowest asking rents. Vacancies in Maynard are higher (26.2% compared to 23.2%) and asking rents in Maynard are lower (\$11.90 compared to \$14.32) than the sub-region as a whole. As expected, this bears out the assertion that demand is not adequate to justify the costs of new office construction at this time.
- 2006 Development Agreement and 2009 Planning Board decision, as well as Ken's Venn Diagram memo from the prior meeting.
- A base map illustrating the required setbacks (and, as applicable, buffers) under the Industrial zoning and the NBOD bylaw.

The approach I took in response to the Committee's direction at the last meeting was to review all available meeting minutes, as well as my own notes from meetings and from other correspondences (including emails sent to me during the workshop process, and letters/emails on file with the Planning Board from last spring's public meetings), and excerpt the core comments/concerns/ideas/questions from these materials into the attached matrix. The matrix portion of the document is somewhat comprehensive.

From that, I have prepared, on the following page, something that strives to be concise. It is not comprehensive, but rather is my distillation of the attached content into what I see as the core issues based on this review of the record. My intent in also attaching the comprehensive list is to provide you, the Committee members, the opportunity to come to your own conclusions about issues "on the table."

Topic	Core comments / concerns / ideas / questions
Fiscal Impact	<p>Impact on public services (i.e. schools/water/sewer). Public inquiries repeatedly pushed for answers to questions that, as was presented at Town Meeting, are not typically resolved at the “concept plan” stage of the process, and which would typically be studied and resolved in the context of local permitting.<sup>1</sup> While some additional due diligence can be undertaken within this Committee process – and, in particular, additional substantive review should be undertaken by the local public works and public safety departments based on available data – assuming the Concept Plan continues to be part of the requirement, it will be <b>necessary</b> to continue to reinforce the difference between a Concept Plan and a Site Plan (for a permitting process) within public meetings in order to manage public expectations regarding what can reasonably be answered at this stage of the process; and what would instead be resolved if/when a specific project moves forward for permitting.</p> <p>Broad agreement that redevelopment offers opportunity for new tax revenue.</p>
Infrastructure	<p>One of the most often repeated concerns is regarding the impact of potential cut-through traffic on the Old Marlboro Road/Marlboro Street neighborhood, and opportunities to address this through revised traffic. Some issues (such as physical upgrades to intersections, sidewalks etc.) could be mitigated by the private developer; others (such as revised signage, establishment of turn restrictions, one-ways etc.) would require action by the Town (as highway commissioners).</p> <p>As with Fiscal Impact (impact on public services) category, above, public inquiries have pushed for information that wouldn’t typically be knowable at the concept stage – and this can be expected to continue. It is recommended to focus on a shorter list of issues that may be able to be advanced in a cost-effective way in order to be responsive to key specific issues; and for those issues that cannot be resolved until the more detailed permitting process, this future process must be clearly and convincingly presented to the public well in advance of a Town Mtg vote.</p> <p>On-site infrastructure (incl. re stormwater management) offers an opportunity to implement progressive Low Impact Development strategies. This makes sense from an environmental (and, if done correctly) an economic standpoint, and getting this done can be expected to represent a compelling “plus” for some voters.</p> <p>Based on Massachusetts case law, a developer may be required to mitigate off-site impacts where there is a “rational nexus” between the development and the impacts; similarly, the Supreme Court has established a “rough proportionality” test. Where it may be infeasible for this project to <b>solve</b> a problem, esp. a problem that already exists, there may be opportunities to the developer to advance the Town’s planning for longer-term improvements (such as by contributing soft costs/engineering in support of improvements that the Town could petition for on the TIP and/or through request for MassWorks grant in 2015 or beyond).</p>
Site Design	<p>Public priority for pedestrian oriented site design, as well as for access to/from site (incl. from Schools). On-site open space/park amenity was said to be important by many: an “authentic” place with public art, music, gatherings.</p>

<sup>1</sup> This is consistent with my concern about the Concept Plan requirement in the NBOD bylaw as outlined on page 6 of my October 11 Summary Report.

	<p>Amount of parking / relationship to walkability, and environmental (i.e. stormwater) issues.</p> <p>Impact on immediately abutting properties, including those immediately adjacent to primary and secondary site drive, must be considered in detail. (This includes landscaping/screening; turning radii into secondary site drive; noise; air quality; hours of operation; lighting). Resolving these issues at the concept stage if feasible, or clearly presenting safeguards in place for these issues to be resolved in permitting, will be important to those residents' decisions on how to vote on a proposal at Town Mtg.</p> <p>Several speakers expressed support for locating the housing in a different location on site.</p>
Use Mix/Program	<p>Some critical mass of retail will be needed in order to attract strong tenants due to retailers' interest in a strong anchor, and being part of an overall mix of retailers sufficient to create synergies.</p> <p>Many suggestions received re uses that would be supported; landowner would favor zoning that allows for broader mix of uses than current NBOD zoning in order to assist in getting an appropriate mix (and in support of project financing). Including some combination of senior age-targeted housing and/or assisted living appears to have broad support, and its inclusion – due to low traffic generation, and being responsive to this clearly demonstrated demographic need in Maynard – would be a good complement to the overall use mix.</p> <p>Because of the significance of the Walmart issue, it is recommended that the developer's commitment to not include a Walmart in the mix be agreed in writing to take this issue off the table.</p> <p>Affordable housing (within overall housing element): some support, some opposition. As a public policy matter, Town officials appear to strongly support an affordable component, and want to better understand how this would work in practice (such as local preference). This is clearly an issue for focus by the Committee.</p>
Other	<p>Although some speakers support acceptance of PK2 as part of overall agreement, this issue appears to have been resolved in favor of <b>not</b> including this. If so, the Committee should make this clear.</p> <p>Process, timeline leading up to Town Meeting, and clarity of information (including through binding legal documents) will be very important to secure public confidence in any policy (i.e. zoning) and/or Concept Plan proposal.</p> <p>Based on both public meetings, and on the work of the Maynard Community Life Center Committee (<a href="http://www.townofmaynard-ma.gov/gov/committees/mclcc/">http://www.townofmaynard-ma.gov/gov/committees/mclcc/</a>), the flat-to-negative population growth in Town, and projections of future demographics, appear to be broadly held concerns. The 129 Parker Street site is well positioned to be responsive to at least some of these issues.</p>

Omission of specific comments or issues from the summary matrix above should not be taken as a statement that those comments or issues are unimportant; rather, in those cases it is my opinion that the issue is either "asked and answered," or there is a framework already in place within which the issue can be expected to be resolved.

Interestingly, in your review of both the 2006 Development Agreement and the 2009 Planning Board decision, you'll find that at least several of these items are addressed in these documents. To the extent that these prior resolutions are satisfactory, it is recommended to incorporate them into planning for the site going forward.

### Outline of Regulatory Options

<u>Policy Option</u>	<u>Pros</u>	<u>Cons</u>	<u>Process</u>
No change to zoning		There are some potential uses of the site that have public support that are not allowed by the current zoning.	Based on stated infeasibility of buildout allowed under NBOD bylaw, in absence of local zoning change it can be expected that developer will proceed with some combination of development allowed by 2009 permits (still in effect), uses allowed in Industrial zoning, and/or housing by Comprehensive Permit (40B).
Amendment to NBOD bylaw	Public support of 2006 bylaw provides strong foundation. Build on work to date rather than starting over.	Requirement for Concept Plan approval will require continual public education in order to manage expectations.	Goal is for zoning language to be available 60 days prior to Town Meeting; can be less than this in practice, but 60 days is goal.
Adoption of new 40R Smart Growth Zoning bylaw	State incentive payment (\$200k for 101-200 units; \$350k for 201-500 units, etc.) <sup>2</sup> State density bonus payment (\$3,000 per housing unit) 20% of housing units affordable Infrastructure certification (prior to Town Meeting vote) Legal authority for Design Standards 40S School Cost Insurance	Would require prompt decision from Board of Selectmen. Would add steps (and soft costs) to the process.	In addition to local Town Meeting process, requires State (DHCD) approval, which takes 90 days from filing; applications require Board of Selectmen vote, and only accepted on last day of month. See summary flowchart, attached.

<sup>2</sup> <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40R/Section9>

At Monday's meeting, I'll be prepared to speak to these issues in more detail, as needed.

## Flowchart of Local and State 40R Approval Process

### 40R Application

- Complete 40R Application includes narratives, maps, site analysis, draft 40R Zoning bylaw and Design Standards, statement of consistency with Town housing plan, and Infrastructure Certification

### 40R Public Hearing

- 40R Application placed on file with public hearing notice two weeks prior to advertised public hearing
- Within hearing, Selectmen must vote to submit 40R Application to formally begin State review

### DHCD Review

- DHCD accepts 40R Applications on the last day of the month, and review includes 30-day completeness review followed by 60-day substantive review
- Review typically concurrent with local public process to refine and finalize bylaw, design standards

### Letter of Eligibility

- Review process includes meetings, conference calls with DHCD; review of draft zoning, design standards
- Upon finding of compliance with 40R Statute and Regulations, DHCD will issue a 40R Letter of Eligibility stating the number of "Future Zoned Units" allowed by the zoning

### Town Meeting

- Town Meeting **cannot** adopt 40R bylaw until it receives Letter of Eligibility from DHCD
- Version of 40R Bylaw voted at Town Meeting must reflect DHCD comments to ensure program compliance (Bylaw may be amended within process as long as consistent with 40R program)

### DHCD Final Approval

- Upon submittal of zoning bylaw approved at Town Meeting, DHCD will issue Final Approval upon finding that zoning is in form previously approved, or that amendments comply with 40R program

# 129 Parker Street, Maynard: List of Comments

Date	Venue	Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	Commenter
11/13/2012	PB		we will upgrade signals at 27/117; and widen Parker Street on our side of the road	2300-2500 parking spaces	250 units, rental, 3-story. 10% 1bdrm, 10% 3-bdrm, 80% 2-bdrm.		Bob Depietri, Capital Group
11/13/2012	PB			looking for ped oriented; seems car oriented			Bernie Cahill, Planning Board
11/13/2012	PB			looking for ped oriented			Kevin Calzia, Planning Board
11/13/2012	PB	what will happen to nearby property values	hope Vose Hill will be included in traffic study; wasn't last time	concerns with lighting, safety, noise			Trish Saunders, 11 Dettling Rd
11/13/2012	PB	effect on schools, water, sewer, fire, police					Walter Dolan, 14 George St
11/13/2012	PB			conservation issues: snow and salt on site; how will kids get to school; will bus service be provided?			Karen Grimes, 4 Field St
11/13/2012	PB		we already have traffic problems; last traffic study was on July 4, no one was in town				Michelle Booth, 2 Field St
11/13/2012	PB		backup on 117 makes it hard to get out of our street now. Prior traffic study was a joke.				John Kulik, 6 Field St
12/11/2012	PB	impact of rental units on town	traffic	density, buffers to the neighborhood			Mary Brannelly, 12 Vose Hill Road
12/11/2012	PB					would you like us to submit summary of comments?	Andrew Baxter, 17 Dettling Road
3/5/2013	PB	600 FT and PT jobs, 600 construction jobs			250 units, 79 1-bdrm, 28 1-bdrm w den, 125 2-bdrm, 18 2-bdrm w den, no 3-bdrm. No anchor will sign until this passes Town Mtg. If we reduce housing units, will make it uneconomical.		Myron Fox, atty
3/5/2013	PB			concerned about reduction in setbacks from NBOD			Max Lamson (PB Chair)
3/5/2013	PB		impact on water supply			large parking lot, people will be selling drugs, crime, quality of life.	resident of Taylor Road
3/5/2013	PB	2nd highest increase in taxes; this is important to town					Al Whitney, 5 Assabet St
3/5/2013	PB			concern about buffers and setbacks. In NBOD there is 100 ft setback and 50' buffer.this is half that.			Trish Saunders, 11 Dettling Rd

Date	Venue	Comment/Concern/Idea/Question					Commenter
		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
3/5/2013	PB		Scope of traffic study: need to look at 117/Parker, Waltham/Parker, Nason/Summer			you are asking for special permit (zba) to become by right	Ken Estabrook
3/5/2013	PB		Can water system handle the project?				Peter Campbell, 15 Assabet St, FinComm Chair
3/5/2013	PB			concern about buffer and setback; 40-50 abutting property line			Linda Thayer, 14 Chandler St
3/5/2013	PB		traffic, water, can water system handle it?	what about seniors walking from community center?			Mary Ellen Berube, 25 Field St
3/5/2013	PB			concern about setbacks and wetlands			Neil Blanchard, 13 Chandler St
3/5/2013	PB		Old Marlboro Rd is narrow and there are no sidewalks				Amy Gay, 37 Old Marlboro Rd
3/5/2013	PB		concerned about traffic from housing units				Vic Tomyl, 68 Powdermill Rd
3/5/2013	PB					noise pollution, trucks making deliveries	Peter Grigas, 62 Glendale St
3/5/2013	PB	What will be add'l cost for fire, police, water, sewer?					Diane Dahill, 8 Dix Road
3/5/2013	PB			concern about height of bldgs			Neil Blanchard, 15 Chandler St
3/5/2013	PB	will tax revenue be \$296k or \$1M?					Mary Brannelly, 12 Vose Hill Road
3/12/2013	ConsComm					demolition occurred without required filing	
3/25/2013	Letter		Request that current signage at South Street, facing and entering from Parker Street, be changed to "Do Not Enter" (anytime); and reverse side of sign, facing South Street exiting on to Parker Street, changed to read "Right Turn Only"			Suggestion intended to minimize bypass traffic seeking to avoid traffic light at 117/27.	Craig Backman, 8 South Street (on behalf of other residents on South Street, except one who was unavailable)
4/14/2013	Letter		Street signage at South, North and B streets would eliminate a bypass and reduce traffic disruptions.	Controlled investment i.e. landscaping, external design, lighting, internal layout (walking, sitting, music)	People will be drawn to shop, dine, visit or relocate to Maynard based on variety, uniqueness, accessibility and appeal.		Craig Backman



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		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
	Letter		Recommended traffic amendments: Square off intersection of Old Marlboro Rd and Parker St so cars need to slow down and make a hard turn in order to enter Old Marlboro Rd. Narrow intersection. Narrow intersection of Old Marlboro Rd and Marlboro St to slow traffic. Add stop sign at Old Marlboro Rd and Marlboro St intersection. Make B, North and South Streets one way. Restrict truck traffic in neighborhood. Do not align entrance with B, North or South Street.				Amy Rebecca Gay, 37 Old Marlboro Road
4/26/2013	Letter			Request that 100' setback and 45' buffer (from NBOD) be maintained. Concern about noise, air quality due to truck traffic; request for construction of sound barrier wall as required in 2009 site plan approval.	Both Emerging Energy Technology Establishment, and Motor Vehicle Light Service uses should be removed as allowable uses.	A 'Truck Delivery Only' sign should be installed at northern entrance, along with prohibition of left turn out. Dust and erosion control (per 2009 Site Plan decision).	Residents of Field Street: Booths; Grimes; Kulik; Whites; Berube, Nguyen.
4/27/2013	Letter					I do not think we should accept PK2. We have no demonstrated need. It won't meet any needs we have without substantial investment by the town.	Ellen Duggan
4/30/2013	Letter			Concern that northern site drive will use this drive; zero buffer to my property. Impinges on buffer provided to other residential abutters. Zoning sec. 9.3.1.3. Having a "buffer" then building a road (driveway) through it seems to negate the concept of a buffer.	We should encourage retailers and restaurants that attract people from more affluent towns to live in our town and increase property values.		Marie Gunnerson, Parker St
5/8/2013	BoS					concern about cost of PK2 renovations	Rick Maida, Lincoln St
5/8/2013	BoS					concern about wind turbines on site	
5/8/2013	BoS					submitted study comparing project to existing shopping centers	Sandra Liu, Maple Court

Date	Venue	Comment/Concern/Idea/Question					Commenter
		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
5/8/2013	BoS			concern about buffer area and her driveway			Marie Gunnerson, Parker St
5/8/2013	BoS		truck traffic		housing, add'l school children		Karen Grimes
5/8/2013	PB				would like affordable housing		several PB members
5/13/2013	Letter		Abutters will receive traffic, difficulty entering traffic from their driveway or side street.			Concern about noise, light, litter. Should be inspection of adjacent homes prior to major construction for documentation of any shifting, cracking, buckling or other damage.	Marie Gunnerson, Parker St
5/14/2013	Letter		Unable to assess operational impact of development without a formal plan presented for approval.				Fire Chief Anthony Stowers
5/14/2013	Letter		Unable to assess operational impact of development without a formal plan presented for approval.				Police Chief Mark Dubois
5/15/2013	PB			have reduced parking by 173 spaces but want to study whether more needed for large events, holidays	we were advised by neighbors not to include affordable housing		Myron Fox, atty
5/15/2013	PB				would welcome affordable housing		Mary Ellen Baraby, Field St.
5/15/2013	PB					need to ensure town oversight of construction	unknown
5/15/2013	PB				don't support affordable housing		Nancy, Crane Ave
5/19/2013	Town Mtg				Economic study says center must draw from 90-150,000 people. (Hudson, Acton, Wayland, Framingham, Waltham). How do we think we're going to draw that many people, and deal with the traffic? Feels like there's just too much retail.		
5/19/2013	Town Mtg					project would need to comply with Stretch Code (energy efficiency)	
5/19/2013	Town Mtg		How can we ensure development will not undermine our water supply (due to lack of required permits for bldg demolition). [Answer: due to size of project we'd hire third party monitoring during construction].				
5/19/2013	Town Mtg					Due to scale of project, we need to have the scale of enforcement appropriate.	Brendon Chetwynd

Date	Venue	Comment/Concern/Idea/Question					Commenter
		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
5/19/2013	Town Mtg		We have been water use restrictions the vast majority of the 15 years I've lived in this town, how will a development of this size impact our water supply?				Lois Riley, 1 Chandler Street
5/19/2013	Town Mtg	What is relationship of the success of the center to the financial impact on the town? What if retail is overbuilt and the center isn't successful?					Trish Saunders, Dettling Road
5/19/2013	Town Mtg	In order for project to go forward, it's going to have to do a very significant amount of leasing; they won't be able to get financing to build buildings until that happens. That's one degree of protection one would have that a project that went forward would have a certain degree of success.					Drew Leff, Principal at Stantec Consulting (did fiscal impact portion of Collins Center report)
5/19/2013	Town Mtg	We've been very conservative at analyzing the cost to the town, and we feel that we have a conservative projection of tax revenue.					Drew Leff, Principal at Stantec Consulting (did fiscal impact portion of Collins Center report)
5/19/2013	Town Mtg	The lenders do very careful analysis of these projects and if it does get the financing, the likelihood of it being successful is high. No lender wants to put money out if it's not going to be successful.					Drew Leff, Principal at Stantec Consulting (did fiscal impact portion of Collins Center report)
5/19/2013	Town Mtg					One vision is that the new shops and housing will bring more people to what is already a vibrant downtown. The other vision is that downtown will be a ghost town with all of this new shopping.	Adam Sherman, 5 Alan Drive

Date	Venue	Comment/Concern/Idea/Question					Commenter
		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
5/19/2013	Town Mtg	Would 36-40 new students diminish the quality of education that we're able to provide? It would be erroneous to multiply the number of students by the \$13k per student cost. [Reference to administrative overhead, per student state revenues, etc.]	We had each of our principals do a census of their building, and we looked at 20 years of enrollment data. We're at a low in enrollment over the last 20 years. We're on a full pitched effort to retain students. According to our best projections, we figure we have room for about another hundred students spread over thirteen grades.			School Committee voted unanimously that we did not expect there to be a negative impact from 250 apartments that are built to the specifications listed. Not necessarily an endorsement of the zoning or the project itself, but won't have a negative impact on the schools.	Amy Rebecca Gay, School Committee Chair
5/19/2013	Town Mtg				It's certainly possible that a Walmart could come in [within the 85,000 sf and under the definition of the zoning]. It's less than likely. The developer has committed verbally that it won't be a Walmart.		Brendon Chetwynd (in response to a question from Alan Rangett, 122 Parker St)
5/19/2013	Town Mtg					Maynard Community Life Center Committee was appointed 18 months ago. They've issued a final report.	Brendon Chetwynd
5/19/2013	Town Mtg		This project will use water, and will change the water gets back in the ground to recharge our wells. We as a town are using 1M GPD (and 1.5M GPD in summer). It's on the consumption and recycling end of water.				Neil Blanchard, Chandler St
5/19/2013	Town Mtg		We've built it into development agreement that any additional strain on our water supply will be borne by them. We need more information. Site plan review is the time to do that. It's not unusual to not have that information at this stage of a concept plan.				Dawn Capello, Selectman
5/19/2013	Town Mtg				Would prefer to see 150 housing units. Find it astounding that developer in Eastern MA would not include affordable housing. Concern about location of housing on concept plan; would prefer to see housing integrated into Field St neighborhood or clustered around PK-2.		Bernie Cahill, PB

Date	Venue	Comment/Concern/Idea/Question					Commenter
		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
8/1/2013	Public mtg	Mill has always been town's economic engine. Need another economic engine. We must protect the downtown; but this impact will be felt over years and downtown will have ample opportunity to adapt.				PK2 wound up introducing a lot of confusion and polarization. Should both zoning and concept plan be considered together, or separately? That should be part of this process.	Jack MacKean
8/1/2013	Public mtg			I could be a "maybe" vote. If well designed, could be an asset. Residential should be tied into neighborhoods, not stuck back by wetlands. Nice landscaping; lots of space. Shouldn't have to use car internal to site.			Michelle, Field Street
8/1/2013	Public mtg	I'd like the tax revenue, and would like more children in the schools.					Ed Mullen, School Committee
8/1/2013	Public mtg					There were too many unknowns in the development agreement; we need to make sure it runs with the land.	Mary
8/1/2013	Public mtg					Need to get to understanding of deadlines by which date info must be available. A lot of energy went into what we didn't want, not what we did.	Bob McCarthy, Fin Comm
8/1/2013	Public mtg				Affordable housing component muddled the waters. Looked into what that may look like, local preference, etc. Would be helpful to understand that.		Max Lamson (PB Chair)
8/1/2013	Public mtg			Development has to be unique, sincere.			Victoria Mendez, 2 Waltham St
						Maynard lost population from 2000 to 2010 while every town abutting Maynard grew	Workshop presentation
			integrate gray water systems to reduce impact on water supply		independent bookstore; hotel; water features; affordable housing; small retail; office; recreation facility; medical, incl. urgent care; child care		workshops

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		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
	Letter		ask the two public safety chiefs to seriously study the impact which this development will have on their departments and the town and be prepared to answer those questions at STM.	I would like the developer to consider some green space especially fields for soccer or baseball which would enhance the space for his own residences and add to the towns available fields.	Possible uses /development for 129 Parker st. could include the following:A Market Basket (grocery) as this is a huge draw to any town and would attract other businesses to this area.A Dollar Store,professional office space for medical offices, business, etc. Storage units,detached and semi-detached condos and apartments including SENIOR HOUSING AND AFFORDABLE HOUSING and possibly some assisted living accommodations	Unless PK2 is going to be completely renovated(new roof,complete asbestos remediation and removal of all hazardous materials), the town should not consider this "gift" as part of the development agreement or any other arrangement.	Correspondence received within Public Workshops process
	Letter			The housing complex should be physically and by name disassociated from the shopping complex.		The proposed name for the development in Maynard is in itself offensive. "Shoppes" implies a Colonial link. This was never a Colonial-era town. "Crossing" implies there was a major historic meeting of roads or road and river crossing. Not true.	Correspondence received within Public Workshops process
	phone call				got to be some documentation of why certain uses that appear to have public support won't work		Eric Smith, Town Planner
8/29/2013	Workshop 1	No financial plan to rejuvenate the town; bigger issue that needs to be addressed.					Tom Papson
8/29/2013	Workshop 1	Complement downtown, not compete.	Gray water systems.	Campus feel with a common. Central park / town green / skating rink.	Medical; possible urgent care center. Would like multigenerational housing. Child care facility. For profit recreational facility. Affordable housing. Senior housing. Taller building to gain green space.	Public art. Independent bookstore. Hotel. Water feature. No night deliveries.	Misc. (from table exercises).
9/26/2013	Workshop 2	Tax revenue could provide some financial relief; some benefit for seniors.			With aging population, need a new location for seniors to go.		Misc.
10/1/2013	BoS				Would like to arrive at a use mix people are comfortable with before going too far with design, mitigation discussions.		Bob Depietri, Capital Group

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		Fiscal Impact	Infrastructure	Site Design	Use Mix/Program	Other	
11/6/2013	phone call			It's important that each component of the project (res, retail etc) stand on its own lot at the end of the project. Different developers will be responsible for each.	We have a lot more flexibility. We can do a project with a higher proportion of commercial, less housing. That would be best for the town from a fiscal standpoint. We can do more housing, but that will have more cost to town. There's a strong market for "age targeted" (but not deed restricted) housing, i.e. first floor master bdrm, etc.		Bob Depietri
11/7/2013	129 Parker Ad Hoc Comm.	Would like to see a very positive impact on tax base.		Would like to see a project that will be part of the town, not separate from the town. I like the site design/amenities at Baker Ave. Extension.	Why can't health care work here, like at Baker Ave. Extension?		Ron Calabria
11/7/2013	129 Parker Ad Hoc Comm.				Would like to explore all potential uses, not just retail and residential.		Linda Thayer
11/7/2013	129 Parker Ad Hoc Comm.	We can handle some more school kids, but not too many.			Parks, basketball, track.		Amy Hart
11/7/2013	129 Parker Ad Hoc Comm.				Since May we have explored alt. uses incl. asst. living, for-sale age-restricted housing, hotel, athletic facilities. Dartmouth Company handles retail leasing; they've talked w ~150 potential tenants, ~30 interested. One grocery store has strong interest.		Bob Depietri
11/7/2013	129 Parker Ad Hoc Comm.				No market for office, 1.1M SF at Clock Tower; no market for Industrial. That leaves retail and housing as other major use groups. Beyond that, other uses are amenities: could fit in, but project will be driven by the "four food groups." Would like zoning to provide for walk-in health svcs, MRI, etc.		Oliver Robinson
11/7/2013	129 Parker Ad Hoc Comm.			It's important that the ownership of different sections of the project (i.e. retail, res, etc) can stand alone based on land division.			Oliver Robinson

## 129 Parker Street: Summary of Meetings

<b>Board</b>	<b>Date</b>	<b>Minutes Reviewed</b>	<b>Content</b>	<b>Meeting Minutes</b>
PB	11/13/2012	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20121113.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20121113.pdf</a>
PB	12/11/2012	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20121211.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20121211.pdf</a>
PB	1/8/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130108.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130108.pdf</a>
B of Assessors	2/6/2013			
BoS	2/26/2013	y	nothing substantive	<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130226.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130226.pdf</a>
PB	3/5/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130305.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130305.pdf</a>
FinComm	3/11/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130313.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130313.pdf</a>
ConsComm	3/12/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130312.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130312.pdf</a>
B of Assessors	3/13/2013			
FinComm	3/26/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130326.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130326.pdf</a>
B of Assessors	3/26/2013			
PB	3/28/2013	CANCELLED		
FinComm	4/1/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130401.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130401.pdf</a>
BOS	4/9/2013	y	only scheduled date of 5/19 STM	<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130409.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130409.pdf</a>
FinComm	4/22/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130422.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130422.pdf</a>
ConsComm	4/23/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130423.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130423.pdf</a>
FinComm	5/6/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130506.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130506.pdf</a>
ConsComm	5/7/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130507.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/conscom-minutes-20130507.pdf</a>
BoS (w/PB)	5/8/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130508.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130508.pdf</a>
PB (w/BoS)	5/8/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130508.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130508.pdf</a>
BoS (w/PB)	5/15/2013	y	voted to recommend Dev. Agr.	<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130515.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130515.pdf</a>
PB (w/BoS)	5/15/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130515.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130515.pdf</a>
FinComm	5/17/2013	y		<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130517.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/fincom-minutes-20130517.pdf</a>
Town Mtg	5/19/2013			
PB	6/11/2013	y	only re ANR plan	<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130611.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/09/pb-minutes-20130611.pdf</a>
BoS	7/16/2013	y	approved timeline, accepted AGJ proposal	<a href="http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130716.pdf">http://www.townofmaynard-ma.gov/wp-content/uploads/2010/08/bos-minutes-20130716.pdf</a>
Stakeholders mtg	8/1/2013		AJ meeting notes	
Workshop	8/29/2013		AJ meeting notes & breakout table notes	
Workshop	9/26/2013		AJ meeting notes	
BoS	10/1/2013	y		
BoS	10/15/2013	y		